

Retail / Office

For Lease



235 2ND AVE SOUTH
ST. PETERSBURG, FL 33701



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VECTOR
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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

This premier 2,453 square foot space is available for lease in the heart of booming Downtown St. Petersburg.

Located within the historic Wilson Building, the space is ideal for a variety of retail, office, or medical uses and offers exceptional visibility and foot traffic within the dynamic downtown core.

The property is surrounded by over 9,400 residential units within the live-work-play hub of Pinellas County and features high ceilings, natural light, prominent signage, and adjacent street parking for clients, patrons, and guests.

Suite	Size	Rate	Description
235	2,453 SF	\$28/SF NNN	Retail/office space available for immediate occupancy.



LEASE RATE
\$28/SF NNN



LOCATION
235 2nd Ave South
St. Petersburg, FL 33701



SIZE
Building: 2,453 SF



HIGHLIGHTS
Excellent signage, visibility,
and foot traffic



PARKING
Adjacent garage
and street
parking available
for staff and
guests



AREA
Live, work, play
surrounded by
retail, arts,
central business
district, and
9,400 Residential
units



Rankings

#1

BEST MARKET IN THE STATE TO LIVE
Forbes

97.4

HOUSING COSTS INDEX
BestPlaces

TOP 10

HAPPIEST CITY IN THE SOUTHEAST
SmartAsset

\$346,900

MEDIAN HOME COST
BestPlaces

102.8

OVERALL COST OF LIVING INDEX
BestPlaces

98.2

TRANSPORTATION COSTS INDEX
BestPlaces

Mobility

4,400

PUBLIC GARAGE PARKING SPACES

6,500

ON-STREET PARKING SPACES

15

PUBLIC GARAGES & LOTS

90/100

DOWNTOWN'S BIKE SCORE

94/100

DOWNTOWN'S WALK SCORE

Source: Redfin



Under Construction

700
Condo

1,300
Rental

100
Townhome

2,100
Units

Proposed

700
Condo

5,200
Rental

50
Townhome

5,950
Units

+

9,400
Existing Units

22%

Downtown Unit Growth Upon Completion
of Under Construction

85%

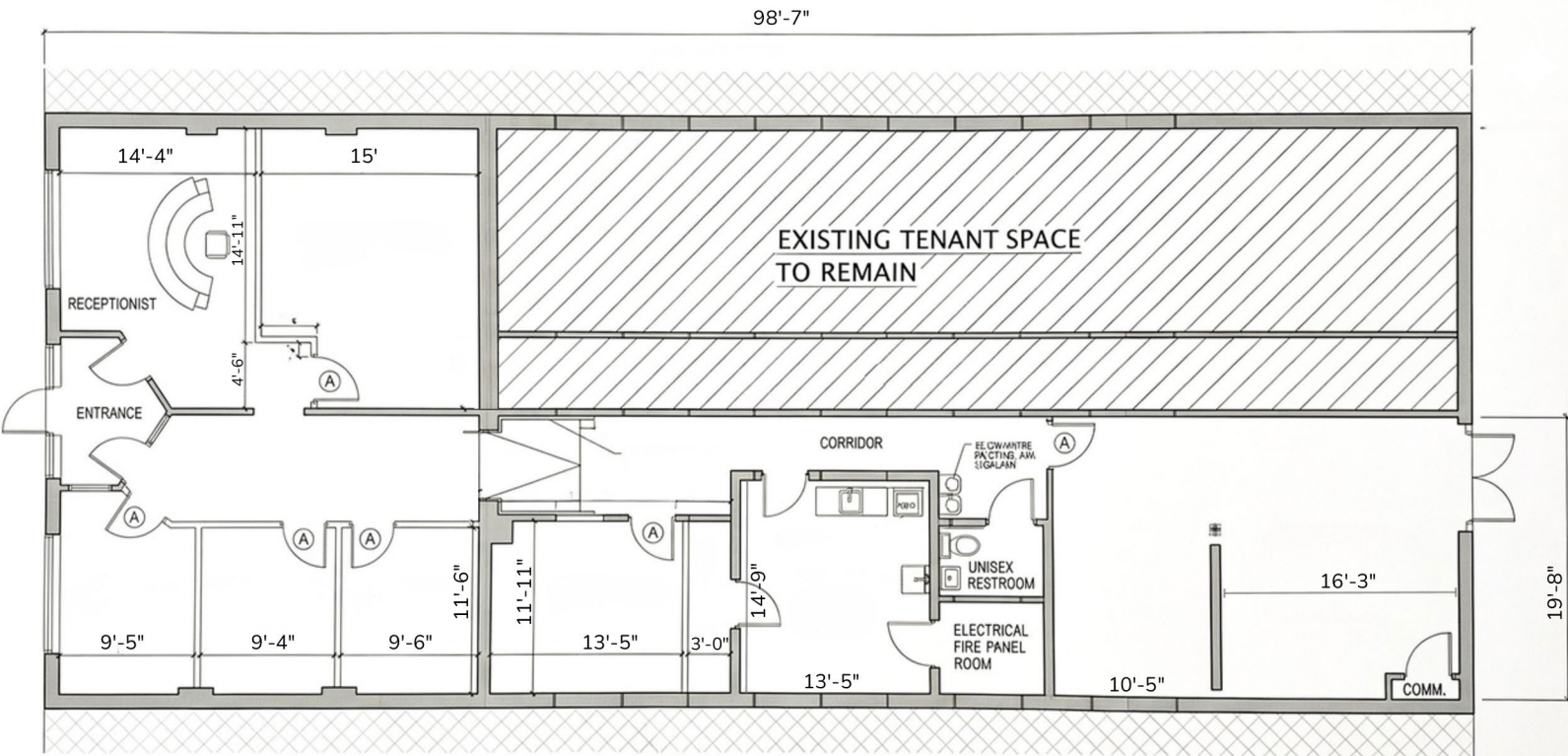
Downtown Unit Growth Upon Completion
of All Under Construction and Proposed

Residential



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235 2nd Ave. South | Floorplan



Clear Height: 11'-6" to 12'-6"

RENOVATED FLOOR PLAN

235 2nd Ave. South

